

WARREN ZONING BOARD
Minutes
March 20, 2013

The regular meeting of the Warren Zoning Board was called to order at 7:01 pm by Chairman M. Gerhardt. Also present S. Calenda, P. Attemann, Vice Chairman A. Harrington, M. Smiley and M. Emmencker.

Approval of Minutes February 20, 2013 meeting. It was moved by S. Calenda to accept the minutes. Second by A. Harrington. All in favor.

Old Business

Application#13-4; **LUK Chamber LLC**, owner and **Ali Kabli**, applicant; 564 Metacom Ave; Plat Map 13E, Lots 10 & 11; owner/applicant requests a Special Use Permit from section 32-51 of the *Warren Zoning Ordinance* to use a portion of the existing building as a restaurant/ice cream shop. Continued from the February 20, 2013 meeting.

Ali Kabli, applicant presented the request for a Special Use Permit. The request is for an ice cream shop business which will be open seven (7) days a week. Hours of operations 12:00 pm – 9:00 pm.

No Public Comment.

It was moved by A. Harrington to approve Application#13-4, Special Use Permit for and operation of a ice cream shop at 564 Metacom Ave, the applicant has shown grounds for the special use permit, conditional on approval of a parking plan and traffic circulation plan from the Building Official, physical barriers to separate pedestrians from vehicles, signage conforming to the Sign Ordinance, no outside seating, approval from the Department of Health and this business will not operate as a restruant. Second by S. Calenda. All in favor.

Application #13-7; **John Bento**, owner and **Nancy Serabian**, applicant; 435 Child St; Plat Map 12 Lot 125; owner/applicant requests a Special Use Permit from section 32-52 of the *Warren Zoning Ordinance* to use a portion of an existing building as a specialty service business (pet grooming) and retail. Continued from the February 20, 2013 meeting.

John Bento, owner, gave represented of the request for a Special Use Permit on behalf of Nancy Serabian who was unable to attend the meeting. This will be a grooming business with some retail items. There will be no boarding or overnight. The grooming hours of operation shall be Tuesday 9 am – 5 pm, Thursday 10 am - 7 pm, Friday 9 am – 5 pm and Saturday 8 am – 5 pm. Retail hours of operation shall be Sunday 12 pm – 5 pm with no grooming. The business shall be closed on Monday and Wednesday.

No public Comment

It was moved by M. Smiley to approve Application 13-7, a Special Use Permit from section 32-52, for 435 Child St, conditional that the signage conforms to the Sign Ordinance, no boarding or no overnight, must also designate 5 (five) parking spaces. Second by S. Calenda. All in favor.

New Business

Application #13-10; **Historic Grace, LLC**, owner and applicant; 390 Child Street; Plat Map 13B , Lot 17; owner/applicant requests a Special Use Permit from section 32-47 of the *Warren Zoning Ordinance* to use a portion of existing structure as a two-family dwelling.

Robert J. Healey, Jr., Esq. represented the owner and applicant, James Dolan, who was also present.

No Public Comment.

It was moved by S. Calenda to approve Application #13-10; **Historic Grace, LLC**, 390 Child Street, Special Use Permit, the owner and applicant purposed to use a portion of existing structure as a two-family dwelling, conditional on reducing the purposed three (3) parking spaces in the front facing north and south to two (2) parking spaces to face east and west, find one (1) additional parking space in the back or on the Monast St. side, landscape the remaining front, install a fence with a gate to establish a barrier along the front, pave a walkway to the door in the front. Second by M. Smiley. All in favor.

Application #13-11; **Unimack Properties**, owner and **Joseph Lawson**, applicant; 7 Commercial Way; Plat Map 23 Lot 153; owner/applicant requests a Special Use Permit from section 32-120 of the *Warren Zoning Ordinance* to operate a Day Care Center/Pre-school in an existing building.

Joseph Lawson, applicant was not present.

It was moved by A. Harrington to deny Application #13-11 without prejudice, as the applicant failed to appear and the application was properly on the agenda. Second by S. Calenda. All in favor.

Administrative Matters

Consideration of items for future agendas. - NONE

Adjourn It was moved by S. Calenda to adjourn the meeting at 8:00 pm. Second by A. Harrington . All in favor.

Respectfully submitted,

Rhonda Lee Fortin